# Reno City Planning Commission



#### **DRAFT MINUTES**

Wednesday, April 2, 2014 ~ 6:00 p.m. Reno City Hall – City Council Chambers One East First Street, Reno, Nevada

#### **MEMBERS**

Doug Coffman, Chair Dagny Stapleton Paul Olivas Charles Reno Kathleen Taylor Kevin Weiske Jason Woosley

#### I. PLEDGE OF ALLEGIANCE

Chairperson Coffman led the Pledge of Allegiance.

#### II. ROLL CALL

Chairperson Coffman called the meeting to order at 6:00 p.m. A quorum was established.

**PRESENT:** Doug Coffman, Dagny Stapleton, Paul Olivas, Charles Reno, Kevin Weiske and Jason

Woosley

**ABSENT:** Kathleen Taylor

Jonathan Shipman – Deputy City Attorney, was also present.

III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.

Fred Turnier, Community Development Director, stated the City was considering updating the Master Plan in conjunction with the "Think Reno" process.

IV. APPROVAL OF MINUTES OF MARCH 5, 2014 REGULAR MEETING (For Possible Action)

It was moved by Commissioner Weiske, seconded by Commissioner Woosley, to approve the March 5, 2014 regular meeting. The motion carried by a vote of 5-0 with one abstention from Commissioner Stapleton.

#### V. CITY COUNCIL LIAISON REPORTS \*

There was no City Council Liaison report.

VI. UPDATE FROM THE WASHOE COUNTY FOOD POLICY COUNCIL REGARDING THE 2014 FOOD PLANNING GOAL

A City of Reno Planning Department intern representative stated there is no food access policy in the City of Reno's Master Plan and only a few food regulations in the Municipal Code. Urban farming is

April 2, 2014 Page 2 of 13

a temporary use that is allowed for three years and can be extended with a site plan review. The Washoe County Food Policy Council's mission is to support a vibrant, healthy, and equitable local food system for Washoe County. In October 2011, the Washoe County District Board of Health established the Council as a volunteer partnership to bring together representation from all sectors of the food system for networking, collaboration, and promotion of access to healthy foods. The Council is in charge of implementing the goals of the Washoe County Food Plan and to work towards reducing barriers so all residents have access to healthy food. Council members represent a diverse sector of the local food system and the community at-large.

Lisa Hill wanted to address incorporating healthy food access components into the long-term physical and economic vision for the community. There are two City Council priorities that are compatible with healthy food access planning: 1) providing safe and livable neighborhoods; and, 2) providing a sustainable and vibrant economy. She provided examples of the long-term health and economic benefits of the following master planning goals:

- Supporting and promoting good nutrition and health
- Facilitating community food security and economic access to safe and healthy food Ms. Hill showed a short video regarding the benefits of buying locally-grown foods

Ms. Hill commended the City for implementing the Urban Farm Ordinance. She stated there should be clearer accommodations for commercial food production, sales and different types of urban agriculture ventures in the community. Ms. Hill provided examples of similar food programs in other states.

At this time, Chairperson Coffman opened discussion to public comment.

Jana Vanderhaar, Washoe County Food Policy Council, commented food security means having access to healthy food at anytime everyday. The Nevada Department of Health and Human Services reported last year that, from 2007 to 2010, there was a 50% increase in Nevada households that did not have access to healthy food at all times. She encouraged the Planning Commission to consider food security when reviewing future development projects. She commented on the economic opportunity in establishing a local food processing facility.

Haley Anderton Folmer, Washoe County Food Policy Council, commented that there many ways to better support food security in the City of Reno and reduce the burden on local government.

Hearing and seeing no further public comment requests, Chairperson Coffman closed public comment.

Commissioner Weiske and Commissioner Stapleton disclosed they received an email and spoke with the presenter.

Commissioners Woosley, Reno, Olivas, and Chairperson Coffman disclosed they received an email.

Commissioner Reno requested more information regarding how open space may be used in this program and locations of open space areas.

April 2, 2014 Page 3 of 13

Lisa Hill stated an inventory of under-utilized city land and property was completed and it showed under-utilized land throughout the City of Reno. One concept was to review the inventory list and determine if any of these properties could be used for food production. They were proposing to consider healthy-food access planning in the City Master Plan or establishing a work group to review the best opportunities.

Commissioner Reno asked if there was discussion about gleaning fruit from residential fruit and nut trees.

Lisa Hill stated there was discussion to distribute these products to the population for consumption and establishing more "edible" landscaping for distribution through such methods as food stands.

In response to Commissioner Stapleton's question, Lisa Hill provided some examples of new types of agriculture that are appearing in other cities, in areas that may have not been considered.

Commissioner Weiske asked what is preventing healthy food access in the current City Master Plan.

Lisa Hill stated the Master Plan is the collective desire of where to take the community, but it is absent discussion about the importance of the food system.

Commissioner Weiske asked if the City needs to modify the Master Plan or adopt and promote policy for healthy food access.

Lisa Hill stated they were asking for healthy food access planning to be incorporated in the Master Plan.

Fred Turnier, Community Development Director, clarified there was no discussion in the Master Plan for local food policy. He reviewed upcoming meetings to review the Comprehensive Plan Update where discussion on this issue could also be held with the community.

Commissioner Weiske commented there is nothing in development landscaping requirements that would preclude developers from creating "edible" landscaping. He asked if the City would like more involvement in these specifics in the future.

Fred Turnier, Community Development Director, stated there is nothing in Code that prevents "edible" plant material. The Food Policy Council wants to raise the awareness of this issue. He recommended keeping the City Council involved in this process to prevent disagreement in the future.

Chairperson Coffman asked if workshops will be held for the Comprehensive Planning process.

Fred Turnier, Community Development Director, stated community meetings will be held within the 18-month to two-year Comprehensive Planning process with updates to Master Plans.

April 2, 2014 Page 4 of 13

Chairperson Stapleton asked if direction from City Council would be needed to support local food networking in the Master Plan.

Fred Turnier, Community Development Director, stated he would recommend obtaining direction from the City Council, because the City Council has final approval of the Master Plan.

Commissioner Woosley stated he agreed with Commissioner Weiske that more clarity is needed in Code with regards to this issue.

Commissioner Stapleton stated she was in support of articulating better food policy goals in the Master Plan. She disclosed she was on the Board for the Great Basin Community Food Co-Op and has seen the economic impact.

Commissioner Weiske stated, in his opinion, the policy was moving in a positive direction. With clarifications to the existing Master Plan, much of the groundwork is already laid. He encouraged Commissioners to attend their ward-specific community meetings.

- VII. PUBLIC HEARINGS Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.
  - 1. <u>LDC14-00024 (Advanced Health Care of Reno)</u> This is a request for a special use permit to reduce the required FAR (Floor Area Ratio) from 1.0 to .32 to construct a 38 bed skilled nursing facility on a ±3.33 acre site located on the north side of Kuenzli Street, north of its intersection with Manuel Street in the MU/MRC (Mixed Use/Medical Regional Center) zones. The site has a Master Plan land use designation of Special Planning Area/Medical Regional Center Plan. vak [Ward 3] (For Possible Action)

Nate Swine, Boyer Company, stated Advance Health Care is an operator of transitional care facilities, which includes in-house rehabilitation and food services. Individual occupancy rooms with individual restrooms are offered.

Tom Gallagher, Summit Engineering Corporation, presented the request. He reviewed the proposed site plan. He stated the boundary line along the side of the Truckee River, which encompasses the path along the river, will be adjusted to dedicate the path to the park. They agree with the Staff Report.

Vern Kloos, Senior Planner, stated the operational characteristics, increased parking demand for the type of use, the amount of staff, and location requirements for this type of facility do justify the reduction in the Floor Area Ratio (FAR). Staff is recommending approval subject to the conditions in the Staff Report.

Commissioners Weiske, Olivas, Stapleton, Reno, Woosley, and Chairperson Coffman disclosed they visited the site.

April 2, 2014 Page 5 of 13

At this time, Chairperson Coffman opened discussion to public comment. Hearing and seeing no public comment requests, Chairperson Coffman closed public comment.

Commissioner Stapleton asked where the special use permit for the Floor Area Ratio originated.

Vern Kloos, Senior Planner, stated the project is located in the medical regional center overlay and general mixed use zonings, which allows applicants to modify or reduce the required FAR through the special use permit process.

Commissioner Weiske asked if there is a condition requiring the applicant to establish lighting on the north property line between the proposed property line adjustment and the river.

Vern Kloos, Senior Planner, stated it is his understanding there are lights for the park to the east and to the west along the path. There is also a requirement for lighting and security cameras on the north portion of the site for the parking area. The City will take over the area dedicated to the City.

Tom Gallagher clarified there will be lighting along the north side of the building on the developer's side of the property.

Commissioner Weiske asked if there will be a problem of extending lighting out over the property onto City of Reno property.

Vern Kloos, Senior Planner, stated the Commission could add a condition that lighting be incorporated along the property line to provide lighting for the path along the river and the north side of the property.

Commissioner Weiske commented he was not sure that it was appropriate for the Commission to make it conditional, and requested to know how the Commission can ensure sure the developer will establish lighting that is adequate for the walkway.

Vern Kloos, Senior Planner, stated it could conditioned.

Commissioner Weiske requested a Condition 13 be added to require the developer to add four light poles that would provide a level of lighting comfortable for pedestrian access on the north side of the property.

Vern Kloos, Senior Planner, suggested a requirement that the developer provide a photometric of the property showing the lighting, but he was not sure what specific number of light poles should be required.

Commissioner Weiske asked if the developer would be in agreement with adding Condition 13 language.

Tom Gallagher stated if the language is right, but lighting had been discussed with staff to be incorporated in the project.

April 2, 2014 Page 6 of 13

Commissioner Stapleton asked if the courtyard on the east side will be enclosed.

Tom Gallagher replied no. It will remain open, but the facility will be manned 24/7.

Commissioner Stapleton asked if perimeter fencing will be established on the property.

Tom Gallagher stated there will be perimeter fencing on the north, east, and west, but not in the front.

Vern Kloos, Senior Planner, read the following language for Condition 13: "Prior to issuance of a building permit, the applicant shall have plans approved to provide adequate lighting along the north property line for security and visibility along the river path located along the north side of the site. The number, height and location of the poles, lighting fixtures provided shall be verified with a photometric plan."

Commissioner Weiske asked if the applicant was in approval of the language for Condition 13.

Tom Gallagher stated they were.

It was moved by Commissioner Weiske, seconded by Commissioner Stapleton, to recommend approval of the special use permit for LDC14-00024 (Advanced Health Care of Reno) based upon compliance with the applicable findings subject to conditions, including the addition of Condition 13, as read into the meeting record and approved by the applicant's representative. Commissioner Weiske stated he could make all of the findings. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 6-0.

2. <u>LDC14-00025 (Mountaingate 78)</u> - This is a request for: 1) a tentative map to develop a 78 lot single family residential subdivision; and 2) a special use permit to allow grading disturbance within a major drainageway. The ±36.47 acre site is located in the area bounded by Arrowcreek Parkway to the north, Wedge Parkway to the east and Whites Creek Lane to the south in the SPD/WDDP (Specific Plan District/Wedge, Dorostkar, Duxbury, & Peigh) zones. The site has a Master Plan land use designation of Special Planning Area/Wedge, Dorostkar, Duxbury & Peigh. vak [Ward 2] (For Possible Action)

Melissa Lindell, Wood Rogers, presented the request. She stated the Wedge, Dorostkar, Duxbury & Peigh (WDDP) specific plan was approved by Washoe County in 1993. The property was annexed to the City of Reno in 2004 and approved for a 78-lot subdivision in 2008, which has since expired. This project is essentially the same 78-lot subdivision project that had been approved in 2008. A trail will be established in the drainageway corridor and all of the disturbed areas will be re-vegetated with native plant material. On-going maintenance of the trail and the open space will be the responsibility of a landscape maintenance district. Lots in the development will range from approximately 7,700 to over 19,000 square feet in size. The average will be over 10,000 square feet. The subdivision will include sidewalks, landscaped parkways, and common open space around the perimeter of the project on White's Creek Lane and Wedge Parkway. There are two access points planned: on Wedge Parkway and White's Creek Lane. There will be no direct access on Arrow Creek Parkway. With regards to traffic, the project will generate approximately seventy-nine p.m. peak hour trips, which is well under the trip generation threshold traffic report of 100 p.m. peak hour trips. The project will

April 2, 2014 Page 7 of 13

generate over \$325,000 in traffic impact fees, which will be available for improvements to the regional roadway system by RTC including signals as determined by the RTC and the City.

Vern Kloos, Senior Planner, reviewed the tentative map and final map process. He stated the tentative map is the public process in which subdivisions are reviewed. This process notifies the public within 750 feet and also various agencies are notified of the project to obtain input, recommendations and conditions. If approved, the lots are not created until a final map on all or a portion of the tentative map has been submitted and approved, which is an in-house administrative process. When reviewing a tentative map, approval or denial must be based on the tentative map findings and issues relevant to the tentative map. Existing conditions or situations, such as traffic, that are not materially affected by the proposed tentative map cannot be used as a basis for approval or denial of a project nor can conditions be added that are not directly attributable to the pending tentative map. Once a tentative map is approved, the applicant submits a map for all or a portion of the subdivision that was tentatively approved, which is reviewed by State, County, City agencies for compliance with regulations and also the conditions of approval, as applicable. Once the final map is approved, the map has to be recorded. Once recorded, the lots can be sold as real property. To ensure all requirements of the map are constructed, there is a bonding method to secure improvements. With regards to this project, Mr. Kloos stated it was similar to the subdivision project that had been approved in 2008, which has since expired. The only difference is that a special use permit is being requested to allow grading disturbance in a major drainageway, which consists of very minor edge grading. A number of comments have been received related to traffic, primarily associated with the operational characteristics of the Wedge/Arrow Creek Parkway intersection and traffic exiting onto Arrow Creek from Mountaingate to the north. There is also concern with speeding on Arrow Creek Parkway. Staff has responded to concerns with general criteria, and is also aware there was a recent traffic count completed by the City. Staff is recommending approval of the project subject to conditions.

Commissioner Woosley disclosed he received several emails and had a conversation with a homeowner.

Commissioner Reno disclosed he received emails and visited the site.

Commissioner Stapleton disclosed she received a call from the applicant's representative and received emails.

Commissioner Olivas disclosed he received emails and visited the site.

Commissioner Weiske disclosed he received emails, visited the site, and received a phone call from the applicant's representative.

Chairperson Coffman disclosed he visited the site, received emails, and talked to the applicant's representative.

Commissioner Weiske stated he heard the subdivision project that was presented in 2008 when he was Chair of the Ward Two NAB. He asked if he needed to recuse himself from these proceedings.

April 2, 2014 Page 8 of 13

Jonathan Shipman, Deputy City Attorney, replied no. The disclosure of this information should be sufficient.

At this time, Chairperson Coffman opened discussion to public comment.

Sid Turner, Mountaingate resident, expressed concern with an increase in traffic accidents at the intersection of Wedge Parkway and Arrow Creek Parkway with this project and the apartment complex project that is almost complete. He requested an additional traffic impact study be completed.

Jeff Zupon, White's Creek Homeowners Association Board Member, stated he was in attendance when the 2008 project was proposed and that the project has doubled in size since that proposal. He stated there will be a third access point from the north coming down Arrow Creek Parkway and will be a one-way entrance into the White's Creek area, which is a private road. There had been discussion in 2008 to create a roundabout and a gate that will separate the communities to prevent traffic from using the White's Creek area as an access point to Arrow Creek Parkway. He commented on the increase in traffic with the additional apartment complexes being constructed in the area and speeding that occurs in the White's Creek area.

Philip Publicor, Mountaingate resident, commented this project was presented as "simply a renewal" of the 2008 project when it has doubled in size and does not take into consideration the apartment complex that is under construction. He stated it warrants an extensive look on the part of the Planning Commission.

Connie Rimdi, Castle Pine resident, commented on increased parking and pedestrian traffic in the White's Creek area and accidents at Wedge Parkway and White's Creek.

Hearing and seeing no further public comment requests, Chairperson Coffman closed public comment.

Commissioner Woosley asked if all existing traffic, as well as traffic that has been approved for future use, is reviewed when traffic studies are completed for new developments.

Bill Gall, Senior Civil Engineer, stated staff reviews all traffic impacted in the area. He reviewed locations in the area where traffic studies were completed for new developments since 2008. He stated he did not identify a significant traffic impact on a specific intersection. If identified, a traffic impact study could have been requested. The apartment complex may have a small impact on the intersection of Arrow Creek and Wedge Parkway, but all traffic is heading east on Arrow Creek Parkway. Traffic mitigation was included prior to construction of the Arrow Creek Village Apartments.

Commissioner Woosley asked if future development along Arrow Creek Parkway will trigger the need for traffic control such as the addition of a traffic signal or roundabout.

Bill Gall, Senior Civil Engineer, stated it would be handled in conjunction with the RTC. The RTC has a widening project proposed between 2023-2035 for Arrow Creek Parkway from Wedge to

April 2, 2014 Page 9 of 13

Zelezi Lane, including intersection improvements as necessary. Additionally, there are annual intersection checks conducted by the City and RTC to determine if improvements are needed. A request for a signal warrant was received for the Arrow Creek/Wedge intersection last summer. Staff completed the request in the fall when school was back in session for a more accurate traffic sample and traffic volumes fell well short of the requirement to warrant traffic improvements. This project will add trips to Wedge Parkway from Arrow Creek Parkway to the north, but will not impact the existing traffic study and warrant analysis.

Chairperson Coffman stated emails received from residents regarded speeding. He asked for a recommendation for residents if there is still a speeding issue.

Bill Gall, Senior Civil Engineer, stated residents can contact Reno Direct or the Police Department. He agreed there are some high rates of speed in the area.

Commissioner Reno asked if there was a right in/right out along Wedge Parkway.

Bill Gall, Senior Civil Engineer, stated this project has a roadway onto Wedge directly and it has full turning movements.

Commissioner Reno asked if there was something to warrant a right in/right out to help alleviate traffic on Arrow Creek.

Bill Gall, Senior Civil Engineer, stated, at this point, he would not make that recommendation because the right in/right out on Wedge would shift traffic to White's Creek. The current design would split the traffic between the two areas, with the majority of traffic on Wedge.

Commissioner Stapleton asked how RTC determined a traffic signal was not needed at the intersection of Wedge Creek and Arrow Creek Parkways until the widening project in 2023-2035.

Bill Gall, Senior Civil Engineer, stated it was determined by traffic modeling, which determines if intersections meet or fail a certain level of service. He noted another traffic study will be completed after the apartment complex is complete to determine traffic impact.

Commissioner Olivas asked how much traffic from Mountaingate contributed to impact fees.

Bill Gall, Senior Civil Engineer, stated he did not know. Currently, the impact fee is approximately \$4,400 per single-family home. There are two ways of paying RIF fees: through fees or credits.

Commissioner Olivas asked if Mountaingate is built out or will construction continue.

Bill Gall, Senior Civil Engineer, stated Mountaingate is not built out.

Commissioner Olivas commented there will be additional traffic generated from the Mountaingate area.

April 2, 2014 Page 10 of 13

Commissioner Weiske asked what the criteria will be to establish a roundabout on Wedge Parkway and White's Creek Road.

Bill Gall, Senior Civil Engineer, stated he did not know specific roundabout criteria. Signal warrants are reviewed and, if tripped, a roundabout is a potential solution as opposed to a traffic signal.

Commissioner Weiske asked how many homes were approved for the 2008 project and how many homes are being proposed for this project.

Melissa Lindell stated seventy-eight for both the 2008 project and this project.

Commissioner Weiske asked if there had been research completed for a possible roundabout near the White's Creek area with the 2008 project.

Melissa Lindell stated not for a roundabout, but for a turnaround because White's Creek Road turns into a private road.

Commissioner Weiske asked when in this process the turnaround be constructed.

Melissa Lindell stated it is Condition 18.

Commissioner Weiske asked for clarification that this review is for a tentative map and not for roadway conditions outside the map and the Planning Commission cannot add conditions.

Vern Kloos, Senior Planner, clarified this is a tentative map subject to the findings required to approve a tentative map. He verified the previous map expired in 2008 is the same as this project.

Chairperson Coffman noted the public comment portion of the meeting has been closed. He read into the record the following two public comment forms that he received at this time:

Chuck Cecil – Chairperson Coffman stated Mr. Cecil was opposed to the project because of traffic.

Jeff Zupon – "Need to address west flow traffic out of complex on White's Creek through my HOA residences and to Arrow Creek on the right out of our private road. They are doing it from current subdivision on White's Creek to Arrow Creek."

Commissioner Reno stated there appears to be many contributing factors to the traffic issues in the area and that, in his opinion, he cannot see how this project is the nexus for all of the traffic issues. He suggested gates be established for private roads. He stated he would recommend approval of the project, because the traffic flow may flow towards Wedge Parkway.

Commissioner Weiske commended staff for not changing the project since 2008. He commented traffic issues are an RTC level issue and needs to be dealt with by the RTC. He suggested residents contact Washoe County Public Works Traffic Engineer and Reno Direct to report traffic problems.

April 2, 2014 Page 11 of 13

Commissioner Stapleton agreed this is an approval of a tentative map and that there are mechanisms in place to determine if additional infrastructure, such as a traffic signal, is needed. She encouraged residents to contact Reno Direct and attend community meetings to report speeding issues.

Commissioner Olivas stated, in his opinion, this project is not the sole nexus for the traffic issues or for the traffic solution. He commented there will be an increase in traffic on the private road at White's Creek.

Commissioner Woosley agreed there will be a potential traffic issue with speeding and ease of access, but the RTC is the appropriate forum for these issues. He was in support of the project.

It was moved by Commissioner Reno, seconded by Commissioner Stapleton, to recommend approval of the tentative map for LDC14-00025 (Mountaingate 78) based upon compliance with the applicable findings subject to conditions. Commissioner Reno stated he could make all of the findings, especially Condition 5. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 6-0.

It was moved by Commissioner Reno, seconded by Commissioner Stapleton, to recommend approval of the special use permit for LDC14-00025 (Mountaingate 78) based upon compliance with the applicable findings subject to conditions. Commissioner Reno stated he could make all of the findings, especially Findings A and B. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 6-0.

At this time, Chairperson Coffman called for a 5-minute break.

3. TXT14-00006 (Discretionary Review Exemption for Certain Accessory Solar Projects) – An ordinance amending Reno Municipal Code Title 18 "Annexation and Land Development" in order to allow accessory solar structures without discretionary review by adding certain language to Chapter 18.06 "Administration and Procedures," Section 18.06.405 entitled "Special Use Permit," Section 18.06.407 entitled "Site Plan Review" and Chapter 18.08 "Zoning," Section 18.08.203 entitled "Standards for Accessory Uses and Structures," together with other matters properly relating thereto. njg [All Wards] (For Possible Action – Recommendation to City Council)

Nathan Gilbert, Associate Planner, presented the request. He stated, in most instances, accessory solar structures are allowed by right. In certain circumstances, special use permits are required when installed on a non-residential use adjacent to residential zoning if it is over 1,000 square feet. Since 2008, the Planning Commission has reviewed and approved approximately ten applications. The amendment request also adds a requirement to ensure potential glare impacts are addressed during the building permit review process. The City Council identified exemptions to apply only for institutional land uses, such as schools and churches. Staff recommends exemptions be applied to all non-residential uses.

Commissioner Stapleton disclosed she had a conversation a few months ago with an interested party in regards to this ordinance change.

April 2, 2014 Page 12 of 13

At this time, Chairperson Coffman opened discussion to public comment.

Rich Hamilton, Black Rock Solar Business Development Director, stated, as a non-profit organization, they serve other non-profits. He approached staff with this request because non-profits are having a difficult time with the added cost and time required by the special use permit process. They have completed seventy projects in the State with only one incident of glare that was corrected. He commented on the ease of correcting glaring issues.

Chris Baker, Manhart Consulting, stated he was in favor of the proposed text amendment to cut upfront costs and streamline the solar process.

Commissioner Stapleton asked if there was a definition of accessory, alternative utility systems.

Nathan Gilbert, Associate Planner, stated it is an allowed use in all zoning districts if it is subordinate to the primary use. Definition language is in Code under Section 18.24. There is no power generation threshold required.

Commissioner Stapleton asked if there were setbacks associated with an accessory, alternative utility system.

Nathan Gilbert, Associate Planner, stated, for a solar panel, it would be the same as any other accessory structure, per the zone.

Chairperson Coffman asked why wind was not a part of this request.

Nathan Gilbert, Associate Planner, stated wind turbines do not trigger a special use permit or a site plan review.

Commissioner Reno asked if there was technology to reduce glare or if the panels themselves have ways to reduce glare.

Nathan Gilbert, Associate Planner, explained there is a software program that can detect glare.

Rich Hamilton provided an explanation of how the software program works using Google Earth. He commented there would be minimal glare impact.

It was moved by Commissioner Weiske, seconded by Commissioner Stapleton, to recommend approval of TXT14-00006 (Discretionary Review Exemption for Certain Accessory Solar Projects) based upon compliance with the applicable findings with the modifications specified in Exhibit B. Commissioner Weiske stated he could make all of the findings. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 6-0.

April 2, 2014 Page 13 of 13

#### X. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT

This item was not addressed.

**XI. STAFF ANNOUNCEMENTS** – 1. Report on status of Planning Division projects; 2. Announcement of upcoming training opportunities; 3. Report on status of responses to staff direction received at previous meetings; and 4. Report on actions taken by City Council on previous Planning Commission items.

None

XII. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS (For Possible Action)

None

XIII. PUBLIC COMMENT – This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.

Commissioner Stapleton commented she was in contact with City Council Liaisons and wanted to encourage other Planning Commissioners to continue communication with City Council Liaisons on development projects and to attend community meetings.

Chairperson Coffman thanked everyone for their decorum during agenda item VII2.

Commissioner Weiske thanked City of Reno legal staff for their recent court case win regarding billboards that had been appealed.

#### XIV. ADJOURNMENT (For Possible Action)

There being no further business, the meeting adjourned.

It was moved by Commissioner Weiske, seconded by Commissioner Olivas, to adjourn the meeting. The motion carried by a vote of 6-0.